

Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£90,000  
 Asking Price



Raglan Street  
 Lowestoft, NR32 2LB

- Mid terrace family home
- 3 separate bedrooms
- Loft converted into 3rd bedroom
- Good size kitchen/ breakfast room
- UPVC double glazing
- Gas central heating
- Perfect for renovating
- Lucrative investment opportunity
- Great transport links locally
- Close to local amenities, shops & schools



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Sitting Room

3.29 x 3.22

UPVC double glazed window & entrance door to the front aspect, laminate flooring, radiator and a door opens to the stairs & through to the dining room.

### Kitchen

3.22 x 2.95

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, composite sink & drainer with mixer tap, breakfast bar with space for stools, gas combi boiler, laminate work surfaces, spaces for an oven, fridge, freezer, washing machine and a door opens to the lobby.

### Lobby

Laminate flooring, a door opens to the bathroom and the out to the exterior.

### Bathroom

2.08 x 1.56

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.

### Stairs leading to the First Floor Landing

Doors opening to bedrooms 1-2 & stairs lead up to the second floor.

### Bedroom 1

3.35 x 3.22

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.22 x 2.25

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Stairs leading to the Second Floor

Leading into bedroom 3.

### Bedroom 3

4.18 x 3.22

Fitted carpet, timber frame Velux window and a radiator.

### Outside

The rear courtyard garden is fully paved and enclosed by panel fencing. It features outdoor lighting, a brick-built garden store, and gated rear access.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

